

APPROVED: July 13, 2009

WEST WINDSOR TOWNSHIP COUNCIL  
SPECIAL WORK SESSION - REDEVELOPMENT, Next Steps  
June 8, 2009

CALL TO ORDER: President Morgan called the meeting to order at 4:30 p.m.

STATEMENT OF ADEQUATE NOTICE

This is to advise that the notice requirement provided for in the "Open Public Meetings Act" has been satisfied. Notice of this meeting was properly given and transmitted to The Times and Princeton Packet; filed with the Clerk of the Municipality; and posted in the West Windsor Township Municipal Building at North Post and Clarksville Roads on May 20, 2009, and Closed Session for the purpose of discussing litigation and contract negotiations was noticed on June 2, 2009.

ATTENDEES: President: Morgan; Vice President: Kleinman; Council: Borek, Geevers; Mayor: Hsueh; Business Administrator: Marion; Township Attorney: Herbert; Coordinator of Community Development: Ward; Chief Financial Officer: Louth; Township Clerk: Young

PUBLIC COMMENT

None.

CLOSED SESSION I

Motion to go into closed session at 4:35 p.m.: Borek

Second: Kleinman

VV: All approved

Ms. Young read the closed session resolution into the record:

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting, and

WHEREAS, the Township Council of West Windsor Township has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public; and

WHEREAS, the regular meeting of this Township Council will reconvene; and

WHEREAS, the below stated subject matter shall be made available at such time as the issues discussed therein are resolved and its disclosure would not subvert any particular exception for convening a closed session.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Windsor will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12: For the discussion of litigation and contract negotiations.

MEETING RECONVENED

The meeting reconvened at 5:07 p.m.

PUBLIC COMMENT

Mr. Alvin Lerner, 67 Rainflower Lane, spoke about the redevelopment and the role of the Parking Authority.

Mr. Marion outlined the Parking Authority's intention, as outlined in a letter to the Mayor and Council dated May 14, 2009, defining the role of the Parking Authority with regard to engaging in redevelopment discussions with other State and County agencies.

COUNCIL COMMENTS

None.

MAYOR'S COMMENTS

None.

MAYOR'S REDEVELOPMENT DISCUSSION TOPICS:

Inter-Agency Meeting (Office of Smart Growth)

The Mayor advised that the Redevelopment Plan has been sent to the Office of Smart Growth. He noted that he will schedule a meeting with the Office of Smart Growth for discussion about the Plan. Mayor Hsueh advised that he has also been in touch with State and County representatives seeking commitments.

Traffic Circulation - NJDOT and NJ Transit

Mayor Hsueh advised that NJDOT hired a consultant to work on the circulation portion of the Redevelopment Plan for West Windsor Township. He noted that the Township needs to have a consultant present to work with NJDOT on the circulation plan

The Mayor noted that he is also working with the five surrounding Townships' Mayors for support of the circulation plan

Parking Garages - NJ Transit and West Windsor Parking Authority

Mayor Hsueh advised that he has met with the Parking Authority to discuss parking garage options for the residents of the Township. He noted that action should be taken in the near future with the final recommendation from the Authority.

PILOT (Payment in Lieu of Taxes) - Mercer County Property Taxes

Mayor Hsueh explained that since the Township has been declared the "redevelopment entity", the Township can enter into a program that will allow retention of 95% of the taxes for improvements to infrastructure.

Redevelopment Attorney

The Mayor recommended having the newly elected Member of Council, Mr. Khanna, meet the Mayor's choice of Mr. McManimon for the Township's redevelopment attorney.

Budget

Mayor Hsueh advised that the Chief Financial Officer and the Redevelopment Attorney will work together to make sure that developers will absorb the costs for redevelopment to include the costs for planning and meetings.

Mr. Herbert outlined the process for redevelopment as the Township begins to move forward.

President Morgan inquired about managing the costs for redevelopment, and adding funds into a capital bond ordinance. He inquired about how this evening's meeting was going to be paid for.

Mayor Hsueh advised that the cost for this evening will be incorporated into the capital bond ordinance.

Mr. Marion noted that \$200,000 is earmarked in the bond ordinance for redevelopment and for the payment of professionals for the project.

Mr. Herbert spoke of the zoning being set in place with the exception of the Sarnoff Woods.

Mr. Morgan outlined several roadblocks, and asked how the Township plans to proceed.

Mayor Hsueh said that he was planning on getting the State agencies onboard with a commitment, continue working on the budget for the plan, and coordinate efforts with the Office of Smart Growth. He also spoke of finalizing a traffic circulation plan, continuing to work on building parking garages, and carry out remediation plans for the compost station. Mayor Hsueh advised that he will hold regular meetings to keep Council and the public informed.

Mr. Marion advised that contracts for consultants could be awarded in August.

Ms. Louth noted that a bond ordinance must still be executed to make funds available for the Redevelopment Plan. She advised that the funds received from the sale of the consumption liquor license can be used to pay down the bond. Ms. Louth also explained that once a developer is retained for the project, the developer's agreement will require developer funds to be used to pay down the bond.

Ms. Kleinman asked for clarification on who Mr. McManimon would be working for if the Parking Authority was also to utilize his services.

Mr. Herbert advised that Mr. McManimon would be working for the Township of West Windsor.

Mr. Morgan spoke of the need for a second crossing over the Dinky Line.

Mayor Hsueh informed Council that once West Windsor has a consultant to work on redevelopment, the Township can then respond to NJ Transit regarding the additional Dinky crossing.

Discussion ensued over the Sarnoff Woods.

Mr. Morgan inquired about responding to the Parking Authority's letter and asked that either a vote be taken or a memo of understanding be prepared by the Township Attorney authorizing the Parking Authority to proceed with discussions with NJ Transit.

Mayor Hsueh explained that a clear understanding exists between Administration and the Parking Authority; therefore he would approve if the Council wants to put something in writing.

Mr. Morgan asked that a resolution be prepared for the June 22<sup>nd</sup> meeting.

Mr. Herbert advised that meetings with the Parking Authority have already taken place. He noted that the Mayor working with the Parking Authority is an administrative function.

Mr. Lyle Girandola, Member of the Parking Authority, noted that having something in writing would provide a framework to keep the process moving forward. He mentioned that the document would memorialize everyone's understanding.

Mr. Morgan suggested placing a motion on the table to simplify the matter and to allow the issue to be removed from the table.

Ms. Kleinman made the motion that the Parking Authority and the Mayor has Council's blessing to work with NJ Transit to set up the next steps and create a plan to bring back to Council.

No one seconded the motion.

Mr. Tom Calu, Consultant to the Parking Authority, suggested providing the Parking Authority with some ability to take a position with NJ Transit, along with other negotiating parties.

Ms. Geevers reviewed her concerns with the motion.

Mr. Herbert recommended a memo be prepared outlining the terms.

Ms. Kleinman withdrew her motion.

Discussion ensued over a PILOT program that would assist redevelopment.

Mr. Herbert reviewed the PILOT program process and the benefits.

PUBLIC COMMENT

Mr. Alvin Lerner, 67 Rainflower Lane, reiterated his view that Elected Officials should make the final decision with regard to redevelopment

ADJOURNMENT

Motion to adjourn: Borek

Second: Kleinman

VV: All approved

The meeting was adjourned at 6:37 p.m.

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Sharon L. Young  
Township Clerk  
West Windsor Township